



# What's New?

## RECENT APPLICATIONS-

TENTATIVE TRACT MAP NO. 17403 (TT) 05-01- The project is a request to subdivide 220 acres into 40 single family lots in the Loma Linda hills. The average lot size is 2.5 acres. Access to the site is proposed with the extension of Oakwood Drive and Richardson Street. Hunsaker & Associates is the project consultant for the applicant, Empire Homes.

CONDITIONAL USE PERMIT (CUP) No. 04-02- The project is a proposed 4,896 square-foot, two-story professional office/medical building. The project is located at 24774 Redlands Boulevard, which is west of Anderson Street.

GENERAL PLAN AMENDMENT (GPA) NO. 04-07, PRECISE PLAN OF DESIGN NO. 04-15, VARIANCE NO. 05-01- The project is a proposed 12-unit apartment complex with underground parking in the City's North Central Neighborhood. The project site is located at 10690 Ohio Street adjacent to the northside of the San Timoteo Flood Control Channel. Five structures are proposed for demolition. The project exceeds the proposed density of up to nine dwelling units per acre allowed under the Draft and Existing General Plan Land Use. A General Plan Amendment is required. A Variance is needed to exceed the allowable density. The project is located in the Redevelopment Project Area and requires a Development Agreement with the City to assist the City's affordable housing requirements.

ZONE CHANGE (ZC) NO. 04-05 & CONDITIONAL USE PERMIT NO. 04-01 - The project is a proposed 40 unit apartment complex for a three acre site to the west of the Heritage Garden Health Center at 25271 Barton Road. The project requires a Zone Change from Multiple Family Residence Planned Development to High Density Residential. The project also includes the Precise Plan of Design for the proposed apartment buildings, recreation building, landscaping and site design. The item is scheduled for the May 4, 2005 Planning Commission meeting.

TENTATIVE PARCEL MAP 16624 (TT) No. 04-01, GENERAL PLAN AMENDMENT (GP) No. 04-04, ZONE CHANGE (ZC) No. 04-04 & PRECISE PLAN OF DESIGN (PPD) No. 04-09- The project is a request to subdivide approximately 1.5 acres into a 13 unit townhouse project with a recreational component. The project site is located at the south end of San Juan and San Mateo Streets, north of Barton Road. The project requires a General Plan Amendment to change the General Plan designation from High Density to Medium Density Residential. The project area currently is zoned Duplex (R2), which requires a zone change to Planned Community (PC). A Planned Community document for the townhouse subdivision proposal would provide the development standards for the project. The project also includes the Precise Plan of Design for the proposed townhouses, landscaping and site design. A development agreement will be required for the affordable housing requirement. The item is scheduled for the May Planning Commission meeting.

TENTATIVE TRACT MAP 16811 (TT) No. 04-02, GENERAL PLAN AMENDMENT (GP) No. 04-03, ZONE CHANGE (ZC) No. 04-03 & PRECISE PLAN OF DESIGN (PPD) No. 04-04- The project is a request to subdivide three acres into 30 single-family lots with a central park. The project site is located at the southwest corner of Orange Avenue at New Jersey Street. The minimum lot size is 2,468 square feet and the average lot size is 3,980 square feet. The project requires a General Plan Amendment to change the General Plan designation from Professional Office to Mixed Use. The project area currently is zoned Administrative Professional (AP), which

requires a zone change to Planned Community (PC). A Planned Community document for the small lot subdivision proposal would provide the development standards for the project. The project also includes the Precise Plan of Design for the proposed houses, landscaping and site design. A development agreement will be required for the affordable housing requirement. The project received an indefinite continuance by City Council on April 12<sup>th</sup>.

ZONE CHANGE (ZC) 03-02, GENERAL PLAN AMENDMENT (GPA) NO. 03-02, TENTATIVE TRACT MAP (TTM) NO. 15738, ZONE CHANGE (ZC) 03-02, AND PRECISE PLAN OF DESIGN (PPD) NO. 04-08 - The project is a request to subdivide approximately 2.5 acres into 16 single family residential lots. The project is adjacent to the San Timoteo Channel and can be accessed off of Lilac and Lane Streets in the North Central Neighborhood. The proposal includes a General Plan Amendment, Zone Change, and Tentative Tract Map. The project also includes the Precise Plan of Design for the houses, landscaping and site design. The project can provide aviary sanctuary areas near the channel. The project includes a Planned Community (PC) document to replace the standard zoning and development standards. The project will include a Development Agreement for the affordable housing requirement. The project was approved at the April 6<sup>th</sup> Planning Commission meeting and is now scheduled for review by the City Council on May 10, 2005.



## APPROVED PROJECTS

TENTATIVE TRACT MAP (TTM) NO. 16650, ZONE CHANGE (ZC) 03-03 and PRECISE PLAN OF DESIGN 04-07 (TriMark Pacific Homes- Monarch Cove) - Proposed Tract 16650 is a residential subdivision of 9 acres to construct 36 single family residences. The proposal includes a Tentative Tract Map and Zone Change from Agriculture (A-1) to Residential (R-1). The project is at the southeast corner of George Street and Bryn Mawr Avenue in the southeast portion of the City. The item was approved by the Planning Commission at their meeting on October 6, 2004 and by City Council at their meeting on November 9, 2004. Grading and infrastructure work is now underway.

TENTATIVE TRACT MAP 16730 (TT) NO. 04-01, GENERAL PLAN AMENDMENT (GP) NO. 04-01, ZONE CHANGE (ZC) NO. 04-01 & PRECISE PLAN OF DESIGN (PPD) NO. 04-03 (American Pacific Homes- Mission Creek) - The project includes the subdivision of 37.59 acres into 227 single-family small lots with approximately 5 acres of parks and open space. The project site is located on the south side of Mission Road between California Street and Van Leuven Street. The minimum lot size is 2,800 square feet and the average lot size is 3,651 square feet. The project requires a General Plan Amendment to change the General Plan designation from Mobile Home Subdivision to Mixed Use. The project area currently is not zoned, therefore the project includes a zone change to zone the project area Planned Community (PC). The project will include a Planned Community Document, which will provide the development standards for the project. The project also includes the Precise Plan of Design for the houses, landscaping and site design. A development agreement will be required for the affordable housing requirement. The project was approved at the July 7, 2004 Planning Commission meeting. The map was reviewed and approved by the City Council on September 28, 2004. The site is now being graded.

PRECISE PLAN OF DESIGN (PPD) NO. 04-05 (Richmond American Homes- Park Lane) - This project was approved by the Planning Commission at their meeting on August 4, 2004, for 51 single-family homes and park space on an approximately 11 acre site at the northeast corner of Whittier Avenue at First Street. The project applicant is Richmond American Homes. The project is related to Tract Map No. 15422, which was approved by the City Council on November 12, 2002. The project site has recently been graded. A temporary sales office is expected to open by the end May.

PRECISE PLAN OF DESIGN (PPD) NO. 04-06 (Richmond American Homes- Shady Lane) - This project was approved by the Planning Commission at their meeting on August 4, 2004, for 50 single family homes on a 6.9 acre site with 32,172 square feet of community open space on the south side of Newport Avenue east of the Postal Annex and west of the Bryn Mawr Post Office. The project applicant is Richmond American Homes. The project is related to Tract Map No. 16382, which was approved by the City Council on October 28, 2003. A temporary sales office is expected is now open on site.

TENTATIVE TRACT MAP 16323 (TT) NO. 03-05, ZONE CHANGE (ZC) NO. 03-06, PRECISE PLAN OF DESIGN (PPD) NO. 04-10 (American Pacific Homes- Mission Creek) - The project includes the subdivision of 15 acres into

70 single-family small lots. The project includes a zone change to change the zoning from Single Family (R-1) and Multi-Family (R-3) to Planned Community (PC). The project includes a Planned Community Document to replace the standard zoning and development standards. A development agreement is required for the affordable housing requirement. The project site is located on the south side of Mission Road and Van Leuven Street, east of Pepper Avenue and west of the Edison Easement. The project was approved at the June 2, 2004 Planning Commission meeting. The map was reviewed and approved by the City Council on July 26, 2004. Planning Commission approval of the Precise Plan of Design was granted on November 17, 2004. The project site has been graded.

PRECISE PLAN OF DESIGN (PPD) NO. 03-03- This proposal is part of a larger phased development project for the LLUMC East Campus. This phase of the project includes modification of an existing parking lot, entrance drive and other existing vacant and unimproved portions of the LLUMC-East Campus. Modifications to include a new entrance drive from Loma Linda Drive, a new community park, closure to some existing driveways along Barton frontage road, new parking improvements, and associated landscaping at the Southwest corner Barton Road and Benton Street. The project is located at 11406 Loma Linda Drive. Planning Commission approval was received on January 14, 2004.

PRECISE PLAN OF DESIGN (PPD 03-01) (Barton Vineyard) - AGS Spanos Corporation of Riverside was approved for a 296 unit apartment complex on a 17.5 acre site located just beyond the northeast corner of Barton at California Street. A separate component of the project area includes a 5.5 acre Commercial Zoned site. The application includes the previously mentioned Precise Plan of Design, Tentative Parcel Map, General Plan Amendment and Zone change. The project was approved at the June 25, 2003 Planning Commission meeting. The project site has been graded.

CONDITIONAL USE PERMIT (CUP) NO. 02-04 - The project consists of a 15,081 square foot drug store with drive thru pharmacy and a 5,400 square foot retail building on a 2.63 acre site, located at the northeast corner of Redlands Boulevard and Mt. View Avenue. City council approved the project on appeal from the Planning Commission in November 2002. A one-year extension of time was approved by City Council on January 25, 2005.

CONDITIONAL USE PERMIT (CUP) No. 02-05- Montecito Mortuary plans to expand an existing mortuary use and to create cemetery burial areas, re-arrange on-site parking, add a roadway, landscaping and special features (including a buffer area on the east side in proximity to existing and future residential neighborhoods). The 5.75-acre project site is located at the southeast corner of Barton Road and Waterman Avenue in the R-1, Single Residence Zone.

## CURRENTLY UNDER CONSTRUCTION

CONDITIONAL USE PERMIT No 03-01 and VARIANCE No. 03-01- On December 3, 2003, Planning Commission approved a request to install a sixty nine foot (69') tall full, array monopole wireless site located at the northwest section of the City's Corp Yard at 26000 Barton Road. The project applicant is Sprint PCS.

PRECISE PLAN OF DESIGN (PPD 03-02) (related to Tract Map No. 16341- Mission Trails) - Ryland Homes is constructing a housing tract on the 40 acre parcel on the south side of Mission Road, east of the Edison easement. The project was approved for 196 houses at the November 5, 2003 Planning Commission meeting. The models are open and occupancy began in August, 2004. The last phases are currently underway. The project is called Sandalwood and Heatherwood at Mission Trails.

PRECISE PLAN OF DESIGN 02-01 (Granite Homes- Laurel Heights) - The 57 unit, single-family subdivision was approved by Planning Commission in February, 2003. The project site is located about 250 feet south of Barton Road on the west side of Oakwood Drive. The project was recently completed and sold out.

PRECISE PLAN OF DESIGN (PPD) No. 01-02: Seventh Day Adventist Church of Loma Linda (University) - The project consists of a master plan for the University Church. The master plan includes a 48% expansion of the Sanctuary, a new three level classroom building on the south side of the property, a new pedestrian circulation

system, a new plaza and a cul-de-sac extension on the north side of University Avenue. The project site is located at 22125 Campus Street.

SINGLE FAMILY RESIDENCE (SFR) No. 98-02 (Wong Residence) - The applicant is constructing a single-family residence consisting of 65,000 square feet of various structures on a 10-acre lot located at 25500 Allen Way.

